

**MINUTES OF THE VILLAGE PLAN COMMISSION MEETING**  
**October 12, 2016**

The meeting of the Plan Commission of the Village of Slinger was called to order by Chairman Brandt at 300 Slinger Road, Slinger, WI, at 6:30 pm on Wednesday, October 12, 2016 in accordance with the Notice of Meeting delivered to the members on Friday, October 7, 2016.

**1. Roll Call & Notice of Meeting:**

<b>Plan Commission Members</b>	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Diana Behrend	x	
Craig Bolt	x	
Chris Cagle	x	
Elida Erovvick		x (excused)
Lee Fredericks	x	
Robert Stuetgen		x (excused)
	5	2

**Also Present:** Jessi Balcom, Village Administrator  
Marty Marchek, Village Planner  
Jim Haggerty, Village Engineer  
Tammy Tennies, Village Clerk

Chairman Brandt informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all that requested same and posted in three public locations.

**2. Approval or Correction of Minutes:**

**A. Planning Commission Minutes from: 9-14-2016**

Motion Fredericks/Cagle to approve the Plan Commission minutes of 9-14-16 as presented. Motion passed.

**3. Public Hearings & Action Thereon: None**

**4. Unfinished Business Review & Action Thereon:**

**A. Development Identification Sign for Hillside Terrace Apartments to be located along the North Side of Cedar Bluffs Way (Dittmar Realty Inc).**

Planner Marchek stated that the sign would be located on the north side of Cedar Bluffs Way.

Discussion was held concerning the sign code and the location of the sign. It was noted that this was a good location for the sign.

Motion Fredericks/Bolt to approve the development identification sign for Hillside Terrace Apartments to be located along the north side of Cedar Bluffs Way as presented. Motion passed.

**5. New Business, Review & Action Thereon:**

**A. Agreement for Phase 3 of Farmstead Creek Subdivision (Developer is Don and David Weyer d/b/a Farmstead Creek Development, LLC).**

Planner Marchek stated that this expansion will consist of 40-Single Family lots and the construction of Spur Road within the subdivision to extend to and connect with STH 175. The development agreement makes the developer responsible for the installation of the public street and related utilities to serve St. John's Church.

It was noted that the Village Attorney and developer's Attorney have reviewed the proposed agreement.

Motion Fredericks/Bolt to recommend to the Village Board for approval, the agreement for Phase 3 of Farmstead Creek Subdivision as presented. Motion passed.

**B. Certified Survey Map in the southwest ¼ of Section 18 to consolidate several parcels into a 7.487 acre redevelopment site for new E.H. Wolf & Sons, Inc. warehouse and truck parking facility (Property owner is Hildale Real Estate, LLC).**

Planner Marchek stated that this is a complicated survey for a surveyor but a simple survey in terms of what it is doing. He stated that this survey map consolidates all of the parcels the Wolf's have purchased and creates one large parcel. Planner Marchek noted that approval is subject to technical corrections for code compliance and the addition of any necessary easements for site infrastructure.

Engineer Haggerty noted that there is one easement to be vacated.

Motion Fredericks/Cagle to approve the Certified Survey Map in the southwest ¼ of Section 18 to consolidate several parcels into a 7.487 acre redevelopment site for new E.H. Wolf & Sons, Inc. warehouse and truck parking facility subject to technical corrections for code compliance and any necessary easements for site infrastructure as presented. Motion passed.

**C. Site, Architectural, Lighting and Landscaping plans for a 31,489 Sq. Ft. warehouse building for E.H. Wolf & Sons, Inc. at the former Slinger Manufacturing site along Hartford Rd. (Designer is Keller builders).**

Planner Marchek noted that Mr. Dave Uttech from Keller Builders, Mr. Eric Drazkowski from Excel Engineering and property owner Craig Wolf were present for the meeting.

Planner Marchek stated the site, architectural, lighting and landscaping plans would redevelop the former Slinger Manufacturing site for a new warehouse building and truck parking lot for E.H. Wolf & Sons. He stated that construction is expected to start as soon as plans are approved and the owner is proposing to complete construction of the new building and site work in early 2017. Planner Marchek noted that a conditional use permit (CUP) was approved for this use by the Commission on October 5, 2015.

Planner Marchek stated that the key matter for Commission members to review is the amount of masonry on the exterior walls. He stated that the M-2 zoning guidelines regulating the subject site

require masonry on exterior walls as follows: 30% on street (front) walls, 20% on side yard walls, and 4 ft. high on rear yard walls. He noted that calculations for these requirements are made excluding door and window areas. Planner Marchek stated that the building designer has submitted 2 alternate elevation plans to comply with the masonry requirement. He stated that one plan has uniform 4ft. high masonry on all walls and the other alternative has 5ft. 7in. high masonry on the east wall, 4ft. 2in. on the north wall, 4ft. on the rear wall, and 12ft. 8in. high on the west (street) wall.

Planner Marchek reminded the Commission that in accordance with Section 10.01 B in the Zoning Code, the Planning Commission may waive full compliance with the exterior masonry requirement because the subject property is a redevelopment site.

Discussion was held on the amount of masonry required per the code and the preferred plan of the owner provided by Keller Builders. It was noted that the southern elevation is not visible at all from the road and the west elevation has eight overhead doors.

Commissioners discussed that they were satisfied with the preferred plan (uniform 4ft. high masonry on all walls) and did not see the necessity for masonry on the south exterior wall, but would leave that decision up to the property owner.

Mr. Dave Uttech, representing Keller Builders explained to the Commission the exterior color samples and materials. He stated that the garage doors will be white with the body of the building being light gray with dark gray trim.

Mr. Craig Wolf stated that the existing E.H. Wolf buildings will be painted to match the new warehouse.

Discussion was held on the location and width of the driveway on Hartford Rd.

Planner Marchek stated that approval of the plans is subject to the following conditions:

1. Requirements of the State
2. Requirements of the Slinger Fire Department
3. Requirements of the Village Engineer (memo included in this packet)
4. Requirements of the Zoning Code and Building Inspector related to the following:
  - a. Providing structural engineer's design criteria and plan for the retaining wall
  - b. Adding screening adjacent to the residential area at the southwest corner of the parking lot.
  - c. Providing curb and gutter in the street yard along Hartford Road.
5. Vacating public easements within the site as necessary.
6. Modifying the configuration of the two Hartford Road driveways to increase their curb-return radii to better accommodate turning movements for large trucks in accordance with the plans approved by the Village Engineer.
7. Revising the exterior building elevation plans to provide 4.0 ft. high masonry on 3 sides of the building except for the rear/south wall.

It was noted that the requirements of the State have been met and that the Slinger Fire Department did not have any issues.

Discussion was held on the water main on the subject property. It was noted that Engineer Haggerty would discuss the water main relocation with Mr. Drazkowski from Excel Engineering.

Discussion was held on the entrance driveways on Hartford Rd.

Motion Fredericks/Cagle to approve Site, Architectural, Lighting and Landscaping plans for a 31,489 Sq. Ft. warehouse building for E.H. Wolf & Sons, Inc. at the former Slinger Manufacturing site along Hartford Rd. subject to the following conditions:

1. Requirements of the State
2. Requirements of the Slinger Fire Department
3. Requirements of the Village Engineer (memo included in this packet)
4. Requirements of the Zoning Code and Building Inspector related to the following:
  - a. Providing structural engineers design criteria and plan for the retaining wall
  - b. Adding screening adjacent to the residential area at the southwest corner of the parking lot.
  - c. Providing curb and gutter in the street yard along Hartford Road.
5. Vacating public easements within the site as necessary.
6. Modifying the configuration of the two Hartford Road driveways to increase their curb-return radii to better accommodate turning movements for large trucks in accordance with the plans approved by the Village Engineer.
7. Revising the exterior building elevation plans to provide 4.0 ft. high masonry on 3 sides of the building except for the rear/south wall.

Motion passed.

## **6. Adjourn Meeting:**

Motion Cagle/Bolt to adjourn at 7:26pm. Motion passed.

Approved By:

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Russell E. Brandt, Chairperson

Drafted by: Tammy Tennies, Village Clerk